

May 19, 2022

Re; 575 HP, LLC
575 Route 28 A
Parcel 14-V15-0

Page 1

Project Narrative

The proposed project is to develop a vacant parcel of land located at 575 Route 28A Harwich Port. The parcel falls within the Commercial Village and Village Commercial Overlay District. The building is proposed as mixed use and is comprised of the following:

First Floor

- (2) 1000 SF retail units,
- (1) 850 SF Twenty seat restaurant,
- (1) 3000 SF One Hundred seat restaurant

Second Floor

- (2) 800 SF One Bedroom Residential units
- (3) 800 SF One Bedroom Residential units

The buildings exterior has been designed to reflect cape cod village architecture and will use residential style exterior materials. The building height is 30 feet. The project has a basement that will be used for storage and utilities.

Requested Waivers include the following:

325-39. Off-street parking schedule

Per 325-39, a total of 68 Parking Space is required
The proposed number of parking spaces is 37

We therefore request a waiver from the parking schedule requirements.

325-43 Landscape Requirements

B. Parking areas containing more than five spaces shall include or be bordered within five feet of the spaces by at least one tree of three-inch caliper, measured six inches off the ground, for each five spaces. Trees within a parking area shall be in curb- or berm-protected plots of at least 90 square feet per tree. No such protective plot shall be paved with any impervious material.

May 19, 2022

Re; 575 HP, LLC
575 Route 28 A
Parcel 14-V15-0

Page 2

Project Narrative Cont. :

Due to the location of sewage disposal system, we have provided landscaping that is coordinated to prevent interference with the system. We therefore request a waiver from this requirement.

C. At least 10% of the interior area of any parking area containing 20 or more parking spaces shall consist of landscaped islands which shall be composed of shrubs and trees and other landscaping materials. The interior area of a parking area shall be derived by computing the area within the general perimeter of contiguous area containing parking spaces, maneuvering areas behind the spaces and landscaping

The required area of landscape islands is 1,360 SF

The provided area is 368 SF

If we were to meet this requirement it would greatly reduce the number of parking spaces
We therefore request a waiver from this requirement